

# 73 HALDON WAY

£210,000



“A lovely, well-presented 2-bed home”

Hereford, Herefordshire

This well-presented, two-bedroom, end-of-terrace home on the fringes of Hereford city comes to the market with no onward chain. With an upgraded kitchen and bathroom, freshly decorated throughout and with new flooring, this property creates a lovely, warm home - ready for the new owner to move straight in.

- 2 bedroom end terrace
- Upgraded family bathroom
- Upgraded kitchen
- Allocated parking
- Appliances and furniture, negotiable
- No onward chain



The property is approached via decorative gravelled area, with a path leading up to the front door. Inside, stairs lead up in front of you to the first floor. The sitting room is tastefully decorated, with a window to the front elevation, lighting the space. There is a useful space underneath the open plan-stairs for storage.

A door leads into the kitchen: this has been fully-refitted with a modern design includes ample cupboard space, built-in gas hob with electric oven with extractor fan above. There is also space and plumbing and electric for a washing machine and fridge freezer. A window above the sink overlooks the rear garden and a door leads out to the decking area.

Upstairs, the master bedroom is situated to the front of the house with a window overlooking front garden. There are built in cupboards housing the central heating boiler as well as a further, large bank of built-in wardrobes. The second bedroom overlooks the rear garden and could serve as an additional bedroom or home office. The family bathroom was fitted just over a year ago and is comprised of a white suite, panelled bath with electric overhead shower, WC and vanity hand basin.

**Outside:** there is a gravelled area to the front of the property and a path leads around to the rear garden side access. This cute outdoor space has a decked seating area - just the spot for summer barbecues or evening drinks - along with a small lawn area, raised flower beds and a useful garden shed.

There is allocated, numbered parking at the front of the property.

Appliances and some furniture are also available by negotiation - making this a perfect option for first time buyers.



DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.





**Area:** Bobblestock is a popular area of north Hereford, with amenities close at hand - these include a local supermarket, public house and doctor's surgery. Hereford City is nearby and includes supermarkets, cinema, plenty of shopping options, cafés, restaurants, bars, attractions, medial services and transport hubs. For fans of the great outdoors, Bobblestock sits on the fringe of the city and has rural walks and bikerides on your doorstep.

**Directions:** Turn off Roman Road on to Kempton Ave. Follow this road around to the right and take the second right hand turning, on to Haldon Way. At the T-junction, turn right and follow this around to the left. Park on the side of the road (as all parking is allocated to the properties). Number 73 sits on the end of the row.

**At a glance:**

Bedrooms:	2
Tenure:	Freehold
Council Tax Band*:	B
Heating:	Gas central heating
Services:	Mains gas, electricity, water and drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**

\* correct as of instruction date

\*\* Source: BT

EPC and floor plan available on the website.

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